

TOWN OF ROCKLAND

Board of Selectmen

Town Hall
242 Union Street
Rockland, Massachusetts 02370

MINUTES OF THE BOARD OF SELECTMEN'S OPEN SESSION held on Monday, June 20, 2005 at 7:00 PM in the H. Bernard Monahan Memorial Room, Town Hall, 242 Union Street, Rockland, Massachusetts 02370.

ATTENDANCE: Louis U. Valanzola, Lawrence J. Chaffee, Mary A. Parsons, Keven D. Pratt and Kelli A. O'Brien-McKinnon

Chairman Lou Valanzola led everyone in reciting the Pledge of Allegiance.

Artwork was shown from Ms. Tessar's class. Flag by Theresa Lam, "9-11" by Amy Foley and Pop-up Eagle by Andy Lescynski.

A. MINUTES

1. December 20, 2004 – Open Session

Motion: Mr. Pratt to approve minutes of December 20, 2004

Second: Mr. Chaffee

Vote: 3-0-2 (Mrs. Parsons and Mrs. O'Brien-McKinnon abstained)

2. January 3, 2005 – Open Session

Motion: Mr. Chaffee to approve minutes of January 3, 2005

Second: Mr. Pratt

Vote: 3-0-2 (Mrs. Parsons and Mrs. O'Brien-McKinnon abstained)

3. January 18, 2005 – Open Session

Motion: Mr. Pratt to approve minutes of January 18, 2005

Second: Mr. Chaffee

Vote: 3-0-2 (Mrs. Parsons and Mrs. O'Brien-McKinnon abstained)

4. February 7, 2005 – Open Session

Motion: Mr. Chaffee to approve minutes of February 7, 2005

Second: Mr. Pratt

Vote: 3-0-2 (Mrs. Parsons and Mrs. O'Brien-McKinnon abstained)

B. UNFINISHED BUSINESS

1. Discussion of Special Town Meeting/Air Base Plan Approval

Mr. Valanzola – As you know, Abington is having their vote tonight and we are going to be voting in one week. There are two articles...the first one is to adopt the Re-Use Plan and the second one is to adopt the zoning changes and that requires a 2/3 vote. Part of this meeting tonight will be to try to plan for an orderly meeting next week and to answer any questions we may still have. With the high voter turnout expected, we want to make sure Rockland voters do get first priority in the auditorium. We may need to set something up in the cafeteria for the overflow. Paul Cusick is here and we would like to have his thoughts. Paul Cusick – What we plan to do is have all non-residents in the cafeteria. When “voters” check in they will be given an “item”, police officers will allow them in the auditorium if they have the item. Otherwise, they will be directed to the cafeteria. The “item” will be used for voting purposes also. This will insure that there are no non-voters there. Mr. Pratt – Could we set aside a room for people to bring their children. High School students could work on their community service. Mr. Cusick – We could but my concern is that I haven’t really seen that many children there. Maybe two or three I have seen from the podium. I’m sure we can set something up. A question was brought up regarding the press. Mr. Cusick hasn’t made a decision on the press yet. It is expected to be a hot night. The Fire Department will have an ambulance on site.

Mr. Valanzola gave an overview of some of the questions and concerns regarding the air base. The bottom line is that LNR is willing to give us what amounts to a little bit more than what Abington is getting. The Town may derive about \$650,000 a year full build-out. It hardly seems like a great deal when you take into account that you are creating a town that would rank about 122 out of 351 towns in this State and you are dropping it in the middle of these three towns. I would also like to suggest that we draft a letter to the Secretary of the Navy, Mr. Arney and appraise him (from our standpoint) what we are doing at this point. We simply need a little bit more time to perform our due diligence. After all, this can affect our Town for many years to come and affect future generations. This vote is too important to rush in at this time.

Mr. Chaffee: The French’s Stream issue – is a major issue and I know members of the BOS have concerns about that. The Host Community Agreement – There are two words that are going to cause us a lot of problems with this. One word is “mitigation” the other is “Host Community Agreement”. Mitigation is what they need to do make this project work so it’s not a detriment to Rockland. Host Community Agreement has nothing whatsoever to do with that. I was offended when I saw the proposal from LNR and we had talked about roadwork. We had tried two times in this Town to pass a debt exclusion for highway work. It was my ideas to put that down as a request for money for the Host Community Agreement to get the roadwork done that we could get paid for in the last two override elections. Somehow, we got the response from LNR mentioning Sharp Street, Union Street and so forth. That was not what this was about.

B. UNFINISHED BUSINESS (Continued)

1. Discussion of Special Town Meeting/Air Base Plan Approval

This agreement is a one-shot deal to do some things for this Town that can't otherwise be done due to budget constraints and so forth. All three boards are using the word "mitigation" which is sending us down the path which LNR will use to cut into how much money they have to give to the towns to take care of this project. As Mr. Valanzola mentioned, we are dumping a town here. Make no mistake about it, in ten years it may be a town. We have to make sure it doesn't impact our three towns in a negative way. If Abington or Rockland and Weymouth vote against it, we don't know what will go there. We will have no control over what goes there. Bottom line is that we need to make sure we have control over what does go on that property. The best way for us to do it is to pass a plan. If this plan is not deemed worthy, I don't know how we will be able to put together another plan in the time period we are talking about. People need to take a long, hard, serious look at this plan. Get the facts....find out about the plan. Be sure you are comfortable with what you are voting on and come out and vote Monday night. This is the biggest vote that I'm aware of in Rockland in a long time and it will have long lasting effects on this Town.

Mrs. Parsons – Wanted to address traffic issues: LNR sent out a postcard that indicated that there was direct access across the base to Route 3. The East/West Parkway is not a direct access across the base to Route 3. It will empty out onto Weymouth Street and go across (if it is aligned with Reservoir Park Road) and go down Reservoir Park Road and hit Hingham Street. It is not direct access. The Re-Use Plan is actually the size of the population of Cohasset. They estimate that 34,000-51,000 vehicles will be using the parkway and the roads around the base (Route 18 and Weymouth St.). The other issue I have is that Abington was squawking that Union Street not being opened. They got a memorandum of agreement for a parkway which was a temporary East/West access point. This has been constructed for general vehicle use at Reservoir Drive or a point South thereof which shall remain in use until the earlier of the completion of the East/West Parkway improvements have been completed to the Sharp Street entrance. Basically what it says is: They don't want anymore development going beyond Phase I unless the East/West Parkway is in construction or a temporary road. My biggest question is: What is the truck route that is going to be used? Is it Route 18 or are they going to open up Union Street? I would like to know what route the trucks and construction vehicles are going to take. Also the Towns of Weymouth and Abington have residential streets like Union Street that they are not opening up. Are we going to do an override to pay for our roads to accommodate a big project like this? Mrs. Parson has asked housing questions and they have yet to be answered. Police and Fire issues were also discussed. I think it's a benefit for the SSTDC to pay each Town for the Police and Fire Departments to take care of their own sections of land. I heard at the Finance Committee Meeting that the SSTDC plans on putting out a request for proposal to have somebody bid on it. I think that is one of the benefits that we should have. The legislation does not change with

B. UNFINISHED BUSINESS (Continued)

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the Re-Use Plan. I would like to ask for documentation that Mass Development is going to take over this base should any one of the Towns vote “No” on it. I agree with Mr. Valanzola that we should write to the Navy.

Mr. Pratt – I think the other three have summed up all my concerns. He questions traffic issues and he questions how will the 1.1 million gallons of gray water effect French’s Stream and our sewer plant at the bottom of the hill? There are some issues that need to be resolved before we go on and obviously Mr. Chaffee and other members of the BOS are working diligently on the Host Community Agreement with LNR I would like to see what the bottom line is on that before I commit to anything. This is supposed to be a money maker for the Town.

Mrs. O’Brien-McKinnon – I have the same issues as everyone else, i.e., traffic issues and environmental issues with French’s Stream. I will say one thing though, I think it will be beneficial to the Town if we can work the numbers correctly for ourselves but there is a distinct possibility that if we don’t pass it we won’t have control of what goes in there. Whether it is Mass Development or other corporations coming in there and buying it off piece mail so it is to our benefit to work towards getting the traffic and everything squared away in the next few days. Mr. Valanzola – Certainly and once you do sign off at Town Meeting you lose a lot of control at that point.

Mrs. Parsons – I would just like to address that issue of not having control. We do. I’ve been involved in this since 1996 and all through the first Re-Use. I be on my third environmental notification form for this and the fact is that it is zoned already. That current zoning in place stands. If we do not pass this plan, that zoning doesn’t go away. Whoever buys it at auction has to deal with that zoning. There is also legislation that prevents the State from taking it over. Another issue that brings up is the redevelopment of Fort Devens. Those four towns turned that base over to the State because they wanted nothing to do with it. So the State in terms of affordable housing, has 4,000 acres that they can put all this affordable housing on. Mass Development is doing Fort Devens so I find it hard to believe that Mass Development would be chomping at the bit here when (as Mr. Baker knows) they were helping the planning committee deal with the reuse of this base.

Mr. Ward (SSTDC) – Mr. Valanzola asked about Mrs. Parson’s questions regarding the route construction vehicles would take. Mr. Ward – Once a plan gets approved, it’s going to be subject to regulatory review. That will subject the plan to certain entrances and exits. To give you an idea, we had a meeting tonight and one thing we took a vote on (and it passed) the corporation LNR will develop a traffic management plan for the construction phase of the project to be approved by the appropriate authority (the impacted town). That would cover all the towns. Mr. Valanzola questioned Hingham Street (he believed it was basically built out) and that we couldn’t mitigate that any further because of the A.W. Perry project. He

B. UNFINISHED BUSINESS (Continued)

1. Discussion of Special Town Meeting/Air Base Plan Approval

can't imagine that handling any more traffic. Mr. Ward – That is part of the review process which effects traffic, environmental and runoff. You can't make things any worse than they are. If anything you have to demonstrate how you are going to improve them. If you can target various intersections around the base with the traffic flows they can be dealt with. There would be a traffic study put into place once you have a blueprint to go by. That all has to be worked out. This is going to be subject to so much review, this is really the beginning of the process. There will be a 12-18 month period where all this is going to be reviewed to make sure that there are not going to be negative impacts in all three towns. Mr. Valanzola questioned the East/West connector dumping into Hingham Street. Mr. Ward – One of the major roads is the parkway across the base. What is being targeted for the eastern access to that is the intersection at Reservoir Road. Environment studies indicate that they will be able to develop that road through the wetland areas there and that is the preferred access road going into the base. Reservoir Road would have to be reconstructed as would Hingham Street as part of that. We are also in the process of pursuing Federal and State funds for these projects. In fact, this has been an ongoing process; Tri-Town has worked with the State to develop improvements to intersections on the roadways around the base (example: Route 18). Mr. Valanzola – Is there any chance of a direct access to Route 3? Mr. Ward – Originally with the Mills Mall Plan there was an access road proposed that would have direct access to Route 3. However, there were so many wetlands and issues involved that it wasn't going to be feasible. The proposed road access would be Reservoir Drive to Hingham Street to Route 3. Mrs. Parsons – In terms of the intersections on Route 18, they were already in progress that really has nothing to do with the new re-use plan. Those were in progress for the original Phase I. Mr. Ward – That is correct and we were coordinating and working with the State to make sure it was put into the various funds mechanisms with the State. This has been part of the ongoing process for years. As you know it's taken a long time. Mrs. Parsons – It's been seven years. But that is a State road...Hingham St. & Weymouth St. are not State roads. This may be a different problem. Mr. Ward – As long as the funding is available for that, plus it has to get through the review process of the regulators. Keep in mind, it can't make things any worse than if this place did not exist. Mrs. Parsons – In the traffic study they had listed things that were already being done by other projects and they basically were implying that these were being done by them. The widening of Route 3 has everything to do with the other project. That was already in the works before they were here. Making the on ramp & off ramp at Exit 14 a double lane...that was already done with the BC/BS mitigation. I'm wondering what they are proposing for their mitigation for the roads? Mr. Ward – I'm not sure which material you are referring to but you are right, I was on the Citizens Advisory Committee for the widening of Route 3 and what the State has been proposing for some time was to widen Route 3 to remove the bottleneck from the Weymouth line and widen it to three lanes to Duxbury. The State has been pursuing that. Mrs. Parsons – I understand that they spoke about a "wind farm" at the Weymouth Town Council

B. UNFINISHED BUSINESS (Continued)

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meeting last week. Mr. Ward – Someone asked if they could put up wind generated turbines and LNR said that they might take a look at it. But that is all I know.

Mrs. Parsons – So this plan may change when it goes through the regulatory process?

Mr. Ward – No, the plan doesn't change. The only way it could change would be in the regulatory process if something were to be improved. What the people are going to be voting on is the Re-Use Plan and the Zoning By-Laws.

Mr. Chaffee – Two issues have been raising people's attention in Rockland lately. One issue is the East/West connector dumping traffic onto Forest Street. Mr. Ward – I know LNR or Tri-Town is not proposing anything like that. One thing with the mitigation process, when you are talking about creating roadways or intersections, the regulators might request to see various alternative options (best case/worse case) but we are not in favor of this. The intended route for the East/West parkway is Reservoir Park Drive, not Forest Street or Parmenter Road. There has been a lot of study and a lot of work up on the base mapping it, tracking habitat (there is a lot that has to be done with species and wildlife up there) and we've been very careful about that. I think one species that we have to be careful of are the humans. The whole idea is not do disturb their neighborhoods but to run this through commercial areas. Reservoir Park Drive seems very doable and that is what is going to be promoted. Mr. Chaffee – The second issue is opening up Union Street. The votes on Monday night will have nothing to do with opening up Union Street. The opening of Union Street will be an issue decided by Rockland voters for the Town of Rockland. It cannot be decided by Weymouth, Abington, Tri-Town or LNR. It has to be a vote at Rockland Town Meeting specifically to take that action. Correct? Mr. Ward – As far as I know – yes. Tri-Town has no jurisdiction about anything on Union Street. The authority on Union Street is the Rockland Town Meeting. At some point, once this place is built up, all the fences will come down. We did envision having a cult-a-sack for people to park from Rockland and go in there. But there is nothing in this plan to connect with anything. There may have been old proposals but currently there is nothing proposed. It is entirely up to the Town Meeting of Rockland as to what the Town will do with Union Street. Mr. Pratt – Questioned the East/West connector dumping out on Hingham Street to get to Route 3. Back when we were talking about the A.W. Perry project on Commerce Road we discussed having a direct access from that property. Has there been any discussion about it connecting there? Mr. Ward – Not to my knowledge, only the connection from Reservoir Park Drive to Hingham Street with a rebuild on both of the roads. Mr. Pratt – Having a direct access there would be more advantageous than having it dump out onto residential streets. Mr. Ward – The area that it would come out on is a commercial area. Mr. Pratt – Until you get to Hingham Street! What is the discussion between Reservoir Park Drive & Hingham Street. They have already widened Hingham Street, are they going to widen Reservoir Park Drive into four-lanes and widen Hingham Street

B. UNFINISHED BUSINESS (Continued)

1. Discussion of Special Town Meeting/Air Base Plan Approval

again? Mr. Ward – They would have to widen Reservoir Park Dr. and there would have to be improvements to Hingham Street. There will be traffic lights.

Mrs. O'Brien-McKinnon – You answered my question about Forest Street. My other concern in dealing with LNR, what is the history of them in other developments like this if in fact it goes to auction or highest bidder if the Towns don't pass it? Mr. Ward – You have to remember that the Navy owns the majority of the land. They own the buildable areas primarily. If they were to auction that off, it would be subject to the existing zoning in that town. If you had a State Agency that came in, and negotiated with the Navy and took the property, a State Agency can supersede local zoning. Pretty much they can do what they want. If you look at this project it's designed to do a number of things and we have to prove this to the Navy. We are trying to get this at a no cost economic development conveyance. We had to demonstrate to the Navy that we are creating jobs for the region. In addition to jobs, we have housing and recreation areas. Mrs. O'Brien-McKinnon – My question is: if this is not passed...it is over for the three towns, what is the possibility if it goes up for auction that LNR will just come and purchase it and do the plan on their own. Mr. Ward – I imagine that could be a possibility. There have been instances where LNR has come in on auctions on the West Coast and bought up acreage and went forward...depending on how it is zoned.

Mrs. Parsons – Under parks and public recreation facilities it has a list of different facilities and a lot of them say "private" not "public". I find it odd that the parks in the village center would be private. Mr. Ward – Those are more densely built areas, there are smaller parks. The park service (the land that they conveyed to Tri-Town) we have a five year window to come up with a plan with the park service and I understand that is going to be public...open. Mrs. Parsons – in the economic development conveyance – the housing, what happens if you don't get a no-cost development conveyance? Does that have an effect on what the returns would be for the towns in terms of excess revenue? Historically the Navy does not consider building housing creating jobs. Mr. Ward – The job component is the commercial and retail area. Once we have this approved and we have the blueprint then it is up to the Navy to review this and make the determination whether or not to convey this to us at no cost or if they want some money out of this. I am not sure how that would impact things. We are pursuing the fact that we want to get this at no cost. Mr. Valanzola – If this doesn't pass and LNR walks away from this are we into them for anything? Mr. Ward – The towns are not into it for anything. We have granted a mortgage to LNR on one particular parcel which they hold as collateral. If they wanted out we could either buy them out or they could foreclose if this should fail. There are several options...different ways to go on that. Mr. Pratt – What are the chances that the Navy does want money for this? Mr. Ward – You have to remember, they do own the property. If we can demonstrate in the plan to their satisfaction that we are going to create the type of jobs that are needed for the region..

B. UNFINISHED BUSINESS (Continued)

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the whole idea of this is that we are trying to demonstrate that we are trying to replace the jobs that were lost when the Navy left. We have to show that to them to their satisfaction and hopefully we will. There will be a lot of options but the ball will be in the Navy's court.

Residents asked a number of questions regarding the base. Forest Street issue was again addressed...petition was given to BOS by Linda Erardi petitioning that Forest Street will not be used.

Bob Baker – Chairman of Planning Board – Last Tuesday night we had a public hearing on this. The only person from the BOS that was there was Mrs. Parsons. Ninety percent (90%) of your questions, Lou, were answered that night. There was probably thirty people there. Out of those 30 people, 20 were from out of town. There are more people sitting at the BOS meeting tonight then there were at that public hearing that we held in the auditorium at the HS just so we could have enough room. He explained the East/West connector as was explained at their hearing. As Larry said, it may not be the best plan, but if we don't vote on something we don't know what we are going to get. We could end up with a big mills project over there because it's already zoned for that. It is zoned for only 500 senior housing and a big South Shore Plaza (ten times bigger). That is what we voted for at Town Meeting two or three years ago.

Gary Rayberg (Forest Street) – Is there any way to get this Forest Street issue resolved and to put the Town Meeting off to get a chance to look over these issues? Mr. Valanzola – We did address this issue earlier. I believe we still have to go to Town Meeting and someone has to make a motion for a continuance and we could go up to 30 days to try and answer some of these questions. We want to give this the best possible chance to pass. This is an option...Weymouth's Town Council is voting on this on July 25th so it's not as if we would impact this plan overall because we are going to have to wait until July 25th anyhow. It would give us more time to look at this. Mr. Ward – Weymouth's Town Council has not set a formal date yet. They have 21 days from their planning board meeting which was held on the 16th. Since they are a Town Council they can post their meeting with 48 hours, so they could possibly have this from July 7th on.

Mr. Bromberg – Regarding Forest Street...he questioned if Tri-Town had jurisdiction outside the base boundaries and should we get LNR to sign something to the effect that they would not use Forest Street. Mr. Ward – We only have jurisdiction within in inside of the base boundaries. We do not have jurisdiction on the outside. I can find out if they will put that in writing. That may be something that the BOS would like to discuss with LNR.

Motion: Mr. Chaffee request that LNR not use Forest Street or Parmenter Road as an East/West connection alternative

Second: Mr. Pratt

Vote: 5-0

B. UNFINISHED BUSINESS (Continued)

1. Discussion of Special Town Meeting/Air Base Plan Approval

Mr. Corvi – Questioned if he heard that there was going to be a school on the base.

Mr. Ward – They are proposing having an elementary school on the base. This was explained in further detail.

Question was asked about procedure for postponing Town Meeting. Mr. Plante is to research correct procedure. Just so everyone knows, this Host Community Agreement is a contract, it's a signed document, we will be asked to sign it and representatives of LNR will be asked to sign it so whatever the final agreement is there will be a document. Mr. Chaffee – If we don't have an agreement by the night of Town Meeting, you will also know that. Mr. Valanzola – Definitely know that, and we'll have our attorneys sign off and make sure there are no loop holes or any way to squiggle out of it.

2. Annual Appointments

Applicants were present and interviewed.

a. Kathryn V. Green – Cable Advisory Committee

Motion: Mr. Pratt to appoint Kathryn V. Green to the Cable Advisory Committee for a 3-Year Term

Second: Mr. Chaffee

Vote: 5-0

b. Michael Pezzella – Conservation Commission

Motion: Mr. Chaffee to appoint Michael Pezzella to the Conservation Commission for a 3-Year Term

Second: Mr. Pratt

Vote: 5-0

c. Adam P. Loomis – Constable

Motion: Mr. Chaffee to appoint Adam P. Loomis as Constable for a 3-Year Term

Second: Mr. Pratt

Vote: 5-0

C. NEW BUSINESS

1. Toll Booths – Rockland Citizens' Scholarship Foundation

Request was made for their annual Toll Booth on Saturday, October 15, 2005 from 8:30AM to 3:00PM. The following is a list of locations for the Toll booths.

C. NEW BUSINESS (Continued)

1. Toll Booths – Rockland Citizens' Scholarship Foundation

Market Street near Damon Road
Webster Street near Rockland Auto Body
Hingham Street near Holiday Inn Express
North Avenue near Salem Street
Centre Avenue near Robbins Furniture

Rain date would be the following Saturday, October 22, 2005.

Deputy Chief Llewellyn – There is a concern about having 5 locations. This has been approved, however, in the future we want this cut down to 4 locations.

Motion: Mr. Chaffee to approve Toll Booth for Rockland Dollar for Scholars Scholarship Committee

Second: Mrs. O'Brien-McKinnon

Vote: 5-0

2. Parade Permit – Rockland Youth Soccer

Letter was read from Patty Scheim (RYS) – Requesting a parade for their 30th anniversary with a cookout and games being held at the Memorial Stadium on October 1, 2005. Parade will be from Lukes Liquors up Union Street to Memorial Stadium at 9:00AM. There is no rain date.

Motion: Mr. Pratt to approve RYS parade

Second: Mrs. Parsons

Vote: 5-0

D. TOWN ADMINISTRATOR'S REPORT

On Wednesday, June 22nd I will be going into the State House to testify on four home rule petitions (H-4107, 4108, 4109 & 4110) that are coming up for review by the Committee on Local Affairs. These are the four that we voted on that didn't make it through the legislative session. This is relative to the Charter: adding the Town Administrators position; changing the title of the Tax Collector to the Town Collector; changing the quorum for the Finance Committee and Capital Planning Committee. If any members of the BOS are available it would certainly be helpful. I will tell you that they have a very long schedule so it would be pretty much the whole day.

Also on Wednesday, June 22nd-Tuesday June 28th the Vietnam Moving Wall is going to be displayed at the North Attleboro High School.

D. TOWN ADMINISTRATOR'S REPORT (Continued)

On Saturday, June 25th at 11:00AM there will be a huge parade in the Town of Plainville. They are celebrating their 100th anniversary. There will be 5 divisions, 13 bands...you name it they are going to have it, including the Rockland PD Motorcycles. If you like a good old fashioned parade you'll want to be in Plainville this Saturday.

We had extra in our maintenance account so we are going to but some windows in the Town Hall. We are having them installed in the hearing rooms (upper & lower) and in the lounge so we can get fresh air in here.

E. CORRESPONDENCE

Mr. Valanzola read a letter from Beverly Borges (COA) informing the board that Helen Norton will be celebrating her 100th birthday on June 14, 2005. The BOS wished Helen a Happy Birthday and many more.

F. OPEN FORUM

Mr. Chaffee – Would like to thank everyone who participated in the Carnival. It is another of those opportunities for Rockland to get together as a community. Thank you for a great weekend.

Mrs. Parsons – Nothing

Mr. Pratt – Nothing

Mrs. O'Brien-McKinnon – Nothing

Mr. Valanzola – Reminder that our Special Town Meeting is next Monday. It's at 7:00 PM Get out there early. We would also like to recognize the Fire Department with their efforts at the Sacred Heart Church's fire in Weymouth. I'm sure the Chief will also want to speak on this.

Chief Sammon – He would like to commend his men for responding to the fire at Sacred Heart Church in Weymouth. We sent an engine and ladder truck to the scene. Everyone did a great job; we were there for most of the night. To make note of another fire that we had recently at 135 Grove Street: there was a fire on the second floor of the apartment building which involved an apartment and the hallway. This was a 3-Alarm fire and we called for Hanover, Abington and Whitman. Hanson and Norwell covered the station. Everyone did a great job keeping this fire in check. There were 41 units in this building. I would like to commend everyone...no one got hurt. The State Fire Marshall's Office also commented on how well this was handled.

Jarod Valanzola – I just came from the Abington Town Meeting and they voted overwhelmingly to support the base Re-Use Plan so I guess we will all be here next Monday at 7:00 PM.

F. OPEN FORUM (Continued)

Ed Kimball – Are we going to go through with delaying the meeting next Monday night? Mr. Valanzola – The most pressing need right now is to come to an agreement. We are going to meet with them on Wednesday and try to hammer out an agreement with them. There are still some unanswered questions. If they are not answered and if we want to we can put this off 30 days. Instead of rushing into it we would like to answer as many questions as possible. Mr. Kimball – Is the Host Agreement the only thing that we are hung up on? Do you want us to show up for the quorum or not to show up. Mr. Valanzola – I'm pretty sure we are going to need a quorum to open it (we are going to check on that). Mr. Chaffee – We want a quorum on Monday night. Mr. Valanzola – We will try to get the information out there as quickly as possible. Again, this is only an option if we don't get the answers we want it would just give us another thirty days without having to change the warrant and starting all over again. Definitely show up on Monday.

Mr. Baker – When we vote next week, we have to either vote for it or against it. We can't to any amendments, we can't change anything in that whole proposal. We can spend two hours discussing all those questions and we still have to vote for or against it. BOS – Yes, it's all or nothing. Mr. Chaffee – The zoning has to be approved by a 2/3 vote, the other issue is a simple majority.

Motion: Mr. Chaffee to adjourn at 9:10 PM and enter Executive Session for purposes of potential litigation and not to reconvene.

Second: Mr. Pratt

Vote: 5-0 Mr. Chaffee-yes, Mrs. Parsons-yes, Mr. Pratt-yes, Mrs. O'Brien-McKinnon-yes and Mr. Valanzola-yes

**LAWRENCE J. CHAFFEE
VICE-CHAIRMAN**

**BRADLEY A. PLANTE
TOWN ADMINISTRATOR**

